

# BRIGHT STREET COOPERATIVE

Preliminary Plat Application  
to the City of Burlington



APPLICANT: CHAMPLAIN HOUSING TRUST

April 11, 2014



## Bright Street Cooperative

Prepared for: The City of Burlington DRB

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### COVER LETTER

The Champlain Housing Trust (CHT), partnered with Housing Vermont (HVT), has the honor of presenting the Bright Street Cooperative preliminary plat application to the City of Burlington Development Review Board. Burlington and communities throughout Vermont have benefited from their long commitment to revitalizing neighborhoods and providing permanently affordable housing.

Housing Cooperatives have proven to bestow a sense of ownership to residents which fosters commitment and stability for the neighborhood. At this time there are no vacancies in the Flynn Avenue, House of Hildegard, Queensbury Housing, Rose Street Artists' and the Thelma Maple Housing Co-Ops in Burlington and South Burlington. The proposed Bright Street Cooperative will be the largest yet by 14 units with a total of 42 apartments.

This proposal, with a mix of buildings and unit types, establishes a strong streetscape along Bright and Archibald Streets with multiple pedestrian features and connections. The scale of the two streets and the diverse building context is respected and reflected. Underground parking hides the cars and maximizes the green space which features hardscape, gardens, play areas, clotheslines and porches.

We would like you to consider the Bright Street Cooperative for the next available Design Advisory & Design Review Board meetings.

An application fee check in the amount of \$14,010 is included. All attachments are listed in the Appendix.

Sincerely



Michael Wisniewski

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## FORMS (Attached)

- ZONING PERMIT APPLICATION FORM
  - APPLICATION FEE: ECC \$6.9 Million = \$14,010 Fee.
    - \$10 Filing Fee +
    - \$300 per lot or unit = \$12,600 or,
    - \$200 + \$2/\$1,000 ECC = \$14,000 or,
    - \$.10/sq. ft. = \$6,433.
  - Development Review Fee: (due prior to release of DRB approval)
    - \$3/\$1,000 ECC = \$20,700 or,
    - \$0.20/sq. ft. = \$12,865.

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- STRUCTURAL ASSESSMENT REPORT
- TRAFFIC EVALUATION FOR THE BRIGHT STREET CO-OP
- RAB LIGHTING CUT SHEETS

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- 2.0 AERIAL PERSPECTIVE
- 3.0 STREET PERSPECTIVE
- 4.0 CONTEXT PHOTOGRAPHS
- 5.1 35-PLEX ELEVATIONS
- 5.2 35-PLEX ELEVATIONS
- 6.0 TRINITY ELEVATIONS
- 7.0 DUPLEX ELEVATIONS
- 8.0 ARCHITECTURAL WALL CROSS SECTIONS
- L1.0 EXISTING TREE AND FENCING DEMO DIAGRAM
- L2.0 PLANTING PLAN
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- EX-1 EXISTING CONDITIONS PLAN
- SP-1 SITE PLAN
- SP-2 SITE DEMOLITION PLAN
- CD-1 CIVIL DETAILS
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## PROJECT OVERVIEW

### EXISTING SITE/DEMOLITION.

The PUD site abuts Archibald Street and Bright Street in the Old North End of Burlington and has been assembled from four parcels totaling 58,977 sf/1.35 acres. The entire site is zoned Neighborhood Mixed Use.

The site appears to be flat but slopes approximately 4' down from Archibald St. to the Northwest corner. It is presently developed along the two streets but the interior is open. Most of the perimeter is fenced.

The proposal seeks to demolish deteriorating structures at 114 Archibald Street (9 residential units), 35 Bright Street (1 unit) plus outbuilding, and 47 Bright Street (1 unit); totaling 11 residential units. The existing structures have been reviewed by Liz Pritchett of Liz Pritchett Associates and James Duggan, the Historic Preservation Review Coordinator for the Vermont Division for Historic Preservation. They have concluded that the buildings can be removed and that the new design is appropriate for the neighborhood. See attached Section 106 Historic Review.

### 27 BRIGHT ST.

The existing duplex with two parking spaces at 27 Bright Street will remain in its entirety with no changes. It will be subdivided from the larger PUD with a new property line aligning with the west boundary of 31 Bright St. It is fenced off from the main site and there are no shared functions or connections. Generally when referring to the PUD design in terms of units, parking spaces we are not including this property, but lot coverage is included.

### NEW PROPOSED.

4 new buildings containing 42 new housing units yields a net gain of 31 units on the site. There are two duplex townhouse structures, one triplex townhouse and one three story, 35 unit structure with underground parking. The dwellings range from townhouses in the duplex and triplex to flats in the three story structure. The dwellings vary in layout and unit type ranging from 1BR to 3BR with one 4BR unit in the triplex. The 35plex contains common spaces with an independent entrance off the front porch for meetings and social functions in the cooperative and neighborhood.

All parking is in an enclosed parking structure (42 spaces) except for two surface parking spaces at the Archibald duplex for a total of 44 + 4 existing at 27 Bright St.

Proposed lot coverage, including 27 Bright St. is 58%; 80% is allowed.

### CONTEXT

The neighborhood context is quite varied in both use and building type/size. It includes single family homes, small apartments, three story multifamily and commercial/industrial. The building styles include traditional from a variety of historical periods with pitched roofs as well as more recent structures with flat roofs.

Although there are some gaps and anomalies it is generally a traditional Old North End neighborhood, relatively dense and pedestrian oriented. Buildings are close to the street as well as each other. In some places parking dominates the front yard.

## SITE DESIGN

Our goal from the beginning was to develop a strong streetscape on Archibald and Bright in scale with the neighborhood context, infill the interior to gain density and link the two elements with greenspace and pedestrian connections. This was made feasible by deciding to provide underground parking below the three story structure. There are only two surface spaces; therefore virtually the entire site is available for either dwellings or greenspace. Access to the garage is by means of a curb cut on Archibald St. and a two lane ramp down to the garage entrance.

The duplexes and triplex with individual front porches define the streetscape on Archibald St. and Bright St. There is a court between the Bright Duplex and Triplex which provides the pedestrian link to the 35plex through a large porch. It is the main entrance to the site as well as allowing limited emergency and maintenance access to the larger building. There is a smaller link to the rear entrance off of Archibald.

The smaller buildings each have a storage space for trash and recycling and utilize curbside service. The 35plex has a separate room to the right of the main entry and the trash removal company brings the totes curbside for removal.

The fire & emergency access design has been reviewed and approved by the Burlington Fire Department. They are requiring standpipes in the 35plex stairways.

## LANDSCAPE DESIGN/OPEN SPACE

The landscape design focuses on the defining the street, pedestrian links and a variety of open space functions. Some existing trees are incorporated into the design and some will be removed.

The street edge is defined with street trees in the greenbelt and by minimizing curb cuts to one 20' drive and one 9' emergency and service entry with a bollard. The streetscape is brought into the site with a courtyard between two structures leading to the main entry porch of the 35plex.

Off the main hardscaped courtyard is an exposed aggregate patio with benches, tables, handicapped accessible barbecue and bike racks which leads to a play area and outdoor clotheslines.

Raised bed gardens and a garden shed are provided on the south side of the 35plex with some hardscape and the rear pedestrian link to Archibald. A second clothesline is provided in the southwest corner.

## SITE LIGHTING & ELECTRIC/CATV/PHONE

There is existing street lighting on both Archibald and Bright Streets. Our intention is to minimize site lighting insofar as possible to just the critical pedestrian and vehicular paths. All the lights are building mounted; there are no pole mounted site lights.

The Duplex and Triplex front porches have recessed can lights controlled by the occupant. All other lights are controlled by photoeye sensors and timers. All lighting is low cutoff LED. Cut sheets and lighting analysis are included; the design meets the zoning requirements.

All utilities will be underground from existing municipal services in the street.

## CIVIL

Krebs & Lansing has communicated with DPW to assure that the design meets city requirements and that there is the ability to provide water and sewer services. Last fall fire flow tests were carried to verify the design is tenable and that there is sufficient pressure for the sprinkler system.

Underground infiltration structures are used to mitigate stormwater flow. 80% lot coverage is allowed and we are proposing less than 50%. The amount of open space helps contribute to on site infiltration.

## BUILDING DESIGN

The Bright Street streetscape to the left of our main entrance is primarily gabled roof, smaller residential structures; to the right of our entrance the pattern changes to flat roofed slightly larger apartments. We chose to continue this pattern with a gabled duplex on the left and a flat roofed triplex on the right. The same duplex is used on Archibald St. which is also fronted by smaller gabled structures. Each resident has a slightly elevated porch most of which face the street and the triplex has a rear patio fronting on green space.

The 35plex is three stories tall with a flat roof and is similar in scale to other neighborhood structures such as Thelma Maple Coop. Following the site configuration results in breaking it into three separate wings which helps break down its scale and mass. We emphasized this by creating a notch on the inside corner where the wings join. From the streets it will be difficult to ever see the whole building at once; one will have glimpses between buildings and the winding shape means you usually will only see one or two of the three wings at any given time. The mass is further broken down by alternating the upper and lower story tones and colors as you move around the building.

It is entered off the courtyard through a large wrap around porch which also serves as a social space. The elevator has been pulled out of the mass of the building in order to maximize the efficiency of the parking garage and we are using it as a vertical design element punctuating the building entry and courtyard.

The materials are fiber cement siding and trim; sloped roofs will be architect grade composition shingles, flat roofs will be ballasted or unballasted membrane. The 35plex roof is designed for photovoltaic panels but we will not know until well into construction if they will be added during the initial buildout. Windows will be primarily fiberglass double hung with some awning and casement. Porch railings are painted metal.

The colors will be chosen from the full range of prefinished James Hardie or Certainteed color palette with some trim be custom painted on site based on the final color palette. We have not selected a palette but the overall intent is to be quiet and muted with some bold accents as noted below.

The three building designs reflect the diversity of the neighborhood in design and massing although there will be many common eave and porch details. To provide some common identity we have chosen two elements: Each building will have a section of boldly colored, oversized fiber cement or similar lap panels marking the entry into the site or building. Each building will have oversized address numbers; the 35plex will have a backlit address.



## OTHER

A traffic study is included which indicates negligible impact.

The design will meet applicable state and federal handicapped accessibility requirements for both site and units. All units in the 35plex meet FHA requirements and 5% will meet UFAS and be fully accessible.

The retaining walls for the garage ramp, since one side is nearly on the property line, will be a steel sheet piling similar to what is at College and South Champlain St. entry to parking. The detailing for the safety fence on its top is still to be determined.

The perimeters of the site will be defined with a mixture of existing (some needing repair) and new fencing of various types. Much of the existing is either chain link or wood stockade. Both 27 and 31 Bright St. will have existing wood fencing or new to fill in the gaps. Between our garage ramp and 118-122 Archibald we need both a privacy fence and a safety barrier. As noted above, this fence has not yet been detailed.

The building designs will be highly energy efficient and we will be working closely with BED to utilize all available incentives. The 35plex roof is designed to incorporate photovoltaic panels either in this phase or the future.



## ZONING NARRATIVE

The application to the Department of Planning and Zoning in the City of Burlington for the Bright Street Cooperative (known to the city as 112-114 Archibald; 27, 35-39, 47 Bright St.) is made on behalf of Champlain Housing Trust (c/o Amy Demetrowitz) by Duncan Wisniewski Architecture (Michael Wisniewski). This project falls into the permit type "COA Level III", for a planned unit development. The proposed development consists of one 35-Plex with underground parking, two Duplexes, and one Triplex as well as the existing duplex at 27 Bright Street which will remain unchanged. Additionally there are 44 parking spaces (plus four existing at 27 Bright) and a variety of other cooperative components including a courtyard, a play set, gardens, clotheslines, and landscaping. The following is the required narrative which explains compliance with the Comprehensive Development Ordinance and an appendix of submitted forms and drawings.

### 1. Zoning District & Overlay District Requirements (Article 4, Section 4.4.2)

According to the Official Zoning Map three of the four PUD parcels (112-114 Archibald, 27 Bright St., and 35-39 Bright St.) are in the NMU or Neighborhood Mixed Use district. The fourth parcel (47 Bright St.) is shown in the Residential Medium Density district, however, as of January 13, 2014 the city council approved this parcel to become a part of the NMU district. The PUD boundary limits are additionally subject to the Design Review Overlay (DR) district.

The proposed Bright Street Cooperative is intended to meet the residential component of the NMU district and be a continuum of the adjacent housing types that vary from single family to multi-family housing structures. Duplex 1 & 2 and the Trinity Triplex are oriented towards the public sidewalks along Archibald and Bright Street. These smaller buildings are intended to reestablish the existing pattern of housing along the two streets. As the largest of the 4 housing structures, the 35-Plex in the interior of the site is accessed through a prominent courtyard directly off of Bright Street between Duplex 1 and Trinity. There is a secondary means of pedestrian access and vehicular access off of Archibald Street.

Dimensionally, the NMU district limits intensity to 2.0 FAR, lot coverage to 80%, and building height between 20-35 FT. The 1.37 acre lot totals 59,720 SF with a proposed building floor area of 64,450 SF for all residential buildings and floors and the shed. The estimated existing lot coverage is 19% and the proposed lot coverage is 58%, well under the limit. The height of the buildings range from 19'-8" at the Trinity to 34'-0" FT at the top of roof sheathing of the 35-Plex (not including parapets or the elevator tower). These heights were calculated from the average construction grade around the perimeter of each building to the top of the roof sheathing of a flat roof and the mid-span of roof sheathing at a sloping roof. Although there are no setback requirements from property lines within the NMU district a 15 FT required boundary between the NMU and the RM district at the north of the site is observed, as well as a minimum 12 FT boundary from the front of any structure to the curb of the public streets.

## 2. Conditional Uses and Major Impact (Article 3, Part 5)

The Bright Street Cooperative falls under 3.5.2 (a) Conditional Use Review as a Planned Development and (b) Major Impact Review as a development with more than 5 units. Per Appendix A - Use Table attached Multi-Family Dwelling units of 3 or more units are permitted in the NMU district. However, "duplexes as stand alone projects shall only be allowed as a result of conversion of an existing single family home". The two duplexes proposed in this PUD mediate between the existing housing typologies found nearby and the 35-Plex at the back of the site. They also assist in providing variety in scale to the proposed project, which is in tune with the variety of building sizes throughout the rest of the local NMU district. Finally, the proposed duplexes are representative in scale to the four proposed demolished structures. Since they are part of a larger PUD the strategy of including these duplexes was accepted during the Sketch Plan process.

## 3. Special Uses and Performance Standards (Article 5)

See above for lot coverage, buildable area, setbacks, and building height restrictions.

- 5.4.8 Historic Buildings and Sites (pg 198). Liz Pritchett Associates has completed a Historic Buildings Evaluation Report for the buildings that are proposed to be demolished. The conclusion of the report is as follows.
  - 112-114 Archibald St. (c. 1880) "does not appear eligible for either the State or National Registries", nor is it listed in the Vermont Historic Sites and Structures Surveys (VHSSS).
  - 39 Bright St. (c. 1860) is listed in the VHSSS, however, some elements have been altered since this listing. While other historic elements remain, the entire building is structurally inadequate and "is only marginally eligible for the National Registry."
  - 35 Bright St. (c. 1920) is a storage building listed as "non-contributing in the VHSSS," according to the structural report it "does not appear to be stable and is beyond repair."
  - 47 Bright St. (c. 1875) is listed in the VHSSS survey, however, the features identified at this time were incorrect. Due to significant alterations the building "appears no longer eligible for listing in the National Registry as part of the Old North End historic district." Similarly to the other buildings on this site the structural components require expensive repairs and the recommendation of the structural engineer is demolition and replacement.
- The determination for the effect of the Archibald to Bright Street Project is that the removal of these existing buildings and replacement with new housing is a worthy undertaking and the new designs were reviewed and approved by the Division for Historic Preservation.
- 5.4.9 Brownfield Remediation (pg 202). A portion of the property (35-39 and 47 Bright St.) has been investigated in a Phase II Environmental Site Assessment, which had identified the parcels as brownfields. The entire proposed PUD is enrolled in the BRELLA program (formerly the RCPP or Redevelopment of Contaminated Properties Program) and CHT is pursuing an EPA brownfield clean-up grant. It is the intent and the recommendation of the report to implement a Corrective Action Plan for the site to properly manage contaminated soils. A waiver is not sought after related to the brownfield qualification.
- 5.5.2 Outdoor Lighting (pg 205). See landscape site plan.
- 5.5.3 Stormwater and Erosion Control (pg 213). See civil site plan.
- 5.5.4 Tree Removal (pg 213) See landscape site plan.



#### 4. Land Division and Site Development Principles and Design Standards (Article 6)

The Bright Street Cooperative neighborhood will unite the 4 parcels owned by Champlain Housing Trust. 27 Bright St. will be subdivided as a separate. Site plan design standards have been taken into careful consideration. The combination of soil remediation, new grading, and increased lot coverage will result in the removal of approximately 8 trees centrally located within the site and possibly some around the perimeter near foundation excavation locations. As a result of the parking garage ramp and entrance off of Archibald St. in combination with the first floor pedestrian entrance to the 35-plex off of Bright St. existing grades will be modified. The layout of the housing types is specifically intended to fit into the existing pedestrian rhythms of Archibald and Bright Street. The front porch relationship of Duplex 1 & 2 and Trinity to the sidewalk scales the development down to the pedestrian level and will be further softened with new landscaping. The courtyard, gardens, and bicycle parking will all encourage human activity and gathering throughout the site and along the street. The outdoor lighting is limited to the minimum for function and safety and is all low cutoff LED.

While the individual buildings along Bright St. and Archibald have a variety of architectural detailing they are similar in scale (2-stories flat and gabled roofs) and use (mainly residential). Scattered around the historic North End neighborhood and nearby to the proposed PUD are also a variety of 3 story buildings and many others with large footprints. Much of the character of this end of town is derived from this diversity. The proposed buildings mimic and maintain this diversity in scale and form, with architectural details that create connectivity among the PUD and create an identity of the cooperative. Materials for the site and architecture are selected with the intent to balance budget, sustainability, and aesthetics; some of which are extruded fiberglass windows, painted fiber cement siding in a variety of textures, architectural asphalt shingles, ballasted roof, metal railings and accents, and painted composite trim.

